## **Existing and Proposed Requirements in Traditional Neighborhood and Industrial Districts**

		B3* - General Commercial	T2 - Traditional Neighborhood	T3 - Traditional Neighborhood		IR - Industrial Restricted	I1 - Light Industrial
Floor Area Ratio (FAR) = sq. ft. of building area divided by sq. ft.	Existing	Max 2.0	Non-residential or mixed-use: 0.5-2.0 with surface parking; 0.5-3.0 with structured parking	Non-residential or mixed use: 30-44 dwelling units per acre and 1.0-3.0 FAR	n/a	2.0	2.0
of parcel area	Proposed	no change	Reduce min. FAR to 0.3 citywide, but keep min. 0.5 FAR in station areas	1.0-3.0 FAR at light rail transit station areas for sites of ≥ 25,000 sq. ft.; min. 0.5 FAR on sites under 25,000 sq.ft. or outside light rail station areas	Multifamily, non-residential, or mixed-use: 1.0 min. FAR at station areas for sites of ≥ 25,000 sq. ft.; min. 0.5 FAR on sites under 25,000 sq. ft. or outside station areas.	no change	no change
Building Heights (minimums and maximums)	Existing	back from setback lines a distance	35 ft. [about 2-3 stories] max plus distance set back from side/rear setback lines; up to 45 ft with a CUP if within 600 ft. of a transit stop	2 stories min.; 45-55 ft. max. [about 3-4 stories] plus distance set back from side/rear setback lines; up to 90 ft with a CUP		3 stories or 50 ft.; height up to 75 ft. permitted with CUP	50 ft.; higher height permitted when structure is set back the distance by which the maximum is exceeded
	Proposed	no change	no change		Min. 25 ft. and up to 75 ft. [about 6 stories]; Height greater than 75 ft. may be permitted with a CUP.	no change	no change
Building Setbacks (the number of feet the edge of the building is set back from the property line)	Existing	63.400); 6 ft. from interior lot lines if	Residential front: 10-25 ft.; SF- townhome residential rear: 15 ft.; Non-residential or mixed-use: front: 0-10 ft.; 6 ft. from interior lots lines if windows/openings.	Residential front 10-25 ft.; SF- townhome residential rear: 15 ft.; Non-residential or mixed-use front: 0- 10 ft.; 6 ft. from interior lot lines if windows/openings.	n/a	Front 0; Side 0; Rear 0	Front 0; Side 0; Rear 0
	Proposed	no change	Residential front: 10-25 ft.; Non- residential/mixed use front: 0-10 ft. except 4 ft. min 10 ft. max. on University Ave. (6 ft. difference should be used for outdoor seating/active space); 13 ft. from the centerline of the alley.	University Ave. (6 ft. difference should be used for outdoor seating/active space); 13 ft. from the	Residential front: 10-25 ft.; Non- residential/mixed use front: 0-10 ft. except 4 ft. min 10 ft. max. on University Ave. (6 ft. difference should be used for outdoor seating/active space); 13 ft. from the centerline of the alley.	no change	no change
Parking Requirements	Existing	Varies by use; general reduction citywide per newly dopted parking code	Recently adopted changes to the citywide parking requirements. Now most retail and office uses are 1 space/400 sq. ft.	Recently adopted changes to the citywide parking requirements. Now most retail and office uses are 1 space/400 sq. ft.	n/a	Varies by use; slight reduction in requirement for industrial and manufacturing uses, otherwise no significant changes.	Varies by use; slight reduction in requirement for industrial and manufacturing uses, otherwise no significant changes
	Proposed	no change	Eliminate parking requirement in station areas.	Residential: 25% lower than citywide requirements. Eliminate parking requirement in station areas.	Residential: 25% lower than citywide requirements. No parking requirement in station areas.	no change	no change

		B3* - General Commercial	T2 - Traditional Neighborhood	T3 - Traditional Neighborhood	T4 - Traditional Neighborhood	IR - Industrial Restricted	I1 - Light Industrial
Parking Placement	Existing	No specific requirements	underground, in rear yard or side	Parking must be placed in a building, underground, in rear yard or side yard. Surface parking cannot occupy more than 30% of total lot frontage.	n/a	Subject to TN design standard regarding parking location and design - limits location to the rear of building, with limited side yard parking permitted.	No requirements for placement
	Proposed	no change	Same as above, but surface parking cannot exceed 60 ft. of lot frontage in LRT station areas.	Same as above, but surface parking cannot exceed 60 ft. of lot frontage citywide.	Parking must be placed in a building, underground, in rear yard or side yard. Surface parking cannot exceed 60 ft. of lot frontage citywide.	no change	no change
Use Restrictions	Existing	Nearly all commercial uses permitted; see principal use table in Sec. 66.421. Residential uses restricted to no more than 50% of the first floor.	Residential uses and many commercial uses permitted. Most auto-related uses restricted.	Residential uses and many commercial uses permitted. Most auto-related uses restricted. Drive-throughs not permitted.	n/a	Per code	Per code
	Proposed	no change		Add reception hall as conditional use, and mixed residential and commercial use, mail order house and business sales and service as permitted uses.	Multifamily residential uses and many commercial uses permitted. No one and two-family dwellings, and no new auto-oriented uses.		no change
Design Requirements	Existing	General Building and Design Standards in Sec. 63.110 apply	Traditional Neighborhood design standards	Traditional Neighborhood design standards	n/a	Subject to Traditional Neighborhood design standards: anchor the corner, front yard landscaping, building façade articulation, materials & detailing, screening of equipment, parking location & design, parking lot lighting, street trees, sidewalks.	Standards in Sec. 63.110 apply.
	Proposed	no change	Traditional Neighborhood design standards (with proposed revisions)	Traditional Neighborhood design standards (with proposed revisions)	Traditional Neighborhood design standards (with proposed revisions)	Add building height & treatment of one story bldgs, entrance location, door & window openings, and entrance location for transit access.	no change

<sup>\*</sup>B3 requirements are shown for reference purposes only as the majority of existing zoning in the Central Corridor is currently B3.

## Non-conforming uses and buildings

Existing uses that are legally non-conforming under the existing regulations/Central Corridor Overlay District or become legally non-conforming under the new zoning can remain indefinitely. Existing buildings with permitted uses can expand without fully meeting the new requirements. However, existing uses that become legally non-conforming must apply for expansions of non-conforming use in order to expand their buildings.

## **Terms**

Floor area ratio (FAR). The total floor areas in sq. ft. of all buildings or structures on a zoning lot divided by the area in sq. ft. of said lot **Building Setback**. The number of feet the façade of a building is set back from the property line CUP - Conditional Use Permit